

***MOORES COURT,
SLEAFORD, NG34 7UL***



£125,000

With the advantage of No Chain, a much larger than average, light and airy Two Bedroom First Floor Retirement Apartment for the over 60's within this McCarthy and Stone purpose built development. The property is within easy walking distance of the town centre and has amenities including House Manager, Residents' Reception Room, Laundry Room and fully maintained communal gardens. The accommodation comprises Hall, Re-Fitted Shower Room, Lounge Diner, Kitchen and Two Bedrooms and the property benefits from Electric Heating and Double Glazing. This is a rare opportunity to purchase a flat on the edge of the building which provides extra windows and early viewing is highly recommended to appreciate the standard of accommodation on offer.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

Walking from our office, proceed into Southgate and after the Riverside Shopping Centre, take the first turning on the right hand side into Jermyn Street. Moores Court is on the right hand side after the Catholic Church.

Hall:

There are stairs and a lift to all floors.

Entrance door leads to the hall having airing cupboard and electric heater.

Kitchen: 2.67m (8'9") x 1.70m (5'7")

Having range of wall and base units, fitted worktop, built-in oven, electric hob, cooker hood, inset sink and tiled splashbacks.

Lounge: 5.33m (17'6") extending to 5.66m (18'7") x 3.35m (11'0") narrowing to 2.59m (8'6")

Providing a light and airy space with electric fire, electric heater and French doors to the Kitchen. This room enjoys views to the front and side.

Bedroom 1: 5.31m (17'5") x 4.70m (15'5") x 2.79m (9'2")

Having built-in double wardrobe and electric heater.

Bedroom 2: 3.17m (10'5") x 2.67m (8'9") max

Having electric heater.

Shower Room:

Being re-fitted and fully tiled and having a taller low level w.c, vanity hand washbasin, walk-in shower with mains fed unit and heated towel rail.

Agent's Note:

The property is offered on a Leasehold basis with a lease of 125 years from 2003. There is a ground rent payable of £440.00 p.a. and a management fee of approximately £4,000 p.a. The Council Tax band is a 'B'.



Hall



Kitchen



Lounge Diner



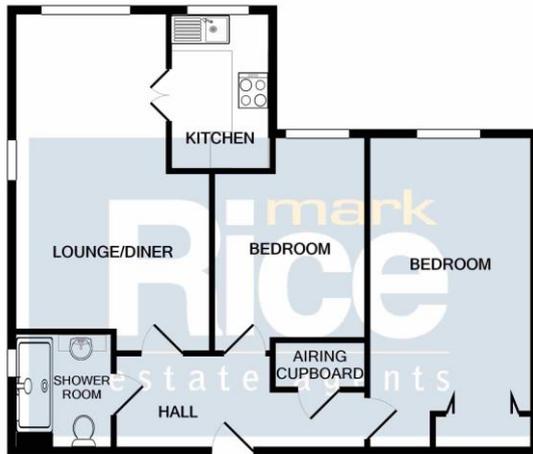
Bedroom 1



Bedroom 2



Shower Room



TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 11/04/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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